

CENSUS TRENDS*

Greensboro, NC

Population

Growth and Development

- Growth during past decade (22.0%) has exceeded that of any decade since 1960:
 - 1960-70 (20.5%),
 - 1970-80 (8.0%), and
 - 1980-90 (17.9%).
- Principal growth factors are annexation, natural increase, in-migration (jobs, retirees, etc.), residential construction, and increased group quarters (primarily due to growth in college/ university enrollment).
- Geographically, residential growth has occurred mainly in the Northwestern and southwestern quadrants of the City, as in past decades.

Sex ratio

- The male-female ratio has remained constant during the past four decades. Over the decade of the 1990s, the relationship was 47.2% for men and 52.8% for women.
- Future mortality, longevity and fertility factors should ensure the continuation of this trend, although over the past decade, men have increased at a slightly higher rate than women, 23.8% and 20.4% respectively.

Age Distribution

- Greensboro citizens are getting older, principally because of the aging of the Baby Boomers, with the greatest gain during the past decade occurring in the 45-54 and 85+ age groups, 59.0% and 59.5% respectively. Median age continues to climb, from 26.9% in 1960 to 33.0% in 2000.
- Increased longevity, medical advances, improved nutrition, increased exercise, and a low fertility rate are major contributing factors.

Racial Distribution

- Racial and ethnic minorities have increased substantially for the past decade, with Hispanics leading at 452.0%, followed by Asians at 143.6%, African Americans at 34.4%, and Native Americans at 16.1%.
- The majority of the Hispanics migrated from Mexico (70.5%).

Household

Household Size

- During the past four decades, the average persons per household have declined from 3.35 in 1960 to 2.30 in 2000, reflecting the decisions of family households to have fewer children and the increase in the number single parents.

- The number of households grew 172.4%, twice the population rate of 87.2%, as a result of the increase in singles, divorcees, and the increasing sales of new single family and multifamily units to young adults.

Household Structure and Marital Status

- Household composition is changing dramatically: non-family households (single or unrelated individuals) continue to outpace family households (persons who are connected by blood, marriage or adoption), 35.2% and 17.0% respectively, during the last decade.
- Emerging lifestyles resulting from different living arrangements include single parent households that have been caused by increasing divorces and separations, 35.3% and 5.5% respectively.

Housing

Type

- Multi-family development is increasing as a share of the total housing stock, at 54.8%. This reflects the market demand for different housing preferences, which in part result from changing household arrangements, particularly the 32.2% increase in single households.
- Apartment construction rose substantially from 29,285 units in 1990 to 37,606 units in 2000.

Tenure

- During the past decade, renter-occupied units outpaced owner-occupied units in percent increase over the period, 25.1% and 21.8% respectively. These increases were fueled by the tremendous increase in residential construction, particularly townhouses, condominiums, apartments, and mobile homes.
- The percentage share of renter-occupied units has increased over the past four decades from 42.2% in 1960 to 47.0% in 2000, while the percentage of owner-occupied units has decreased from 57.8% to 53.0% for the same period.

Value

- Housing values soared during the past decade due to high market appreciation; median value rose 39.9% from \$77,600 to \$108,600.
- The median monthly mortgage experienced a 4.7% increase over the decade, from \$967 to \$1,012 for a monthly mortgage payment.

Gross Rent

- Rental rates increased significantly during the last decade due to construction, maintenance, and financing costs. The median rental rate climbed 39.1%, from \$437 to \$608 per month.
- The largest categorical increase was seen in the \$750 to \$999 range, with an increase of 675.5% over the decade.

Education

School Enrollment

- The population enrolled in school (preschool through college/ graduate school) has increased over the decade by 28.3%, which is slightly higher than the 22.0% increase in the overall population of Greensboro.
- Between 1980 and 2000, college enrollment in Greensboro increased 42.2%, a gain of 6,970 students.

Attainment Level

- The percentage of high school graduates increased by 18.4% between 1990 and 2000.
- The expansion of academic programs and facilities at Greensboro colleges and universities, the changing economy, and demographic shifts have helped to enhance educational attainment during the past decade. Associate degree graduates are up 21.3%, bachelor's degree graduates have risen 36.8%, and persons receiving a graduate or professional degree have increased 41.1%.

Income

Family and Household

- Family and household income increased greatly between 1990 and 2000, however, purchasing power declined because of economic conditions. Median family income increased 36.8% (\$36,678 to \$50,192), while household income increased 35.9% (\$29,184 to \$39,661).
- Per capita income, the measure of wealth in a community, rose 46.9% (\$15,644 to \$22,986).
- Average retirement income also increased dramatically, up 45.9% (\$11,757 to \$17,158).

Poverty

- Between 1990 and 2000, the incidence of poverty increased significantly. Families living in poverty rose by 22.6%, while individuals living in poverty went up by 29.2%.
- The greatest increase occurred in married families with children under 5 years of age, 38.1%, while females with children under 5 years grew by 34.1%.

Employment

Disability

- Adults with a disability increased tremendously during the past decade, up 10.6%. Of this number, 60.5% were employed in the labor force.

- Disabled elderly persons increased 11.1% during the same period. This increase has been mainly the result of available computer and handicapped accessible facilities included in the Americans with Disabilities Act of 1990.

Labor Force

- Women are joining the labor force in greater numbers (49.0%), with a corresponding drop in the participation rate for men, due largely to the increase in two-income families.
- Females 16 years of age and over, with children less than six years old, who are now in the labor force increased by 20.1%.

Class of Worker

- Private wage and salary workers experienced the greatest gain during the past decade at 15.9%.
- Self-employed workers ranked second with an increase of 14.4%, and reflect the growing interest in the creation of small businesses.

Occupation

- Nearly 36.0% of the workforce in Greensboro is engaged in management, professional and related occupations, mainly due to the increase in college and university graduates and rising salaries. This represents an increase of 45.5% since 1990.
- Sales/ office occupations ranked second at 29.1%, while Production/ transportation/ material moving occupations and Service occupations tied for third place, at 13.9%.

Industry

- During the last decade, manufacturing employment declined 6.2%.
- Industries in the Arts/ entertainment/ recreation/ accommodation and food service categories gained more employees than any other industry, 746.6%.
- Construction ranked second, due mainly to residential and commercial development in Northwest and Southwest Greensboro.
- Educational/ health and social services ranked third with 15.3%, which represents the addition of major health and educational facilities and projects to the City.

***This document gives just a few of the many possible explanations for changes in Greensboro over time. For questions or comments about this information, please speak with [Art Davis](#) at (336) 373-2761, or [Amy Nelson](#) at (336) 412-5759.**

For detailed statistics on these topics, please visit the following Web sites:

[1990-2000 Census Comparison of the Demographic Profile for the City of Greensboro](#)

or

[Comparison Profile of General Demographic Characteristics for Greensboro, NC: 1990 and 2000](#)